NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/582/314/2022/57
2.	**Date of registration**	27/06/2022
3.	**Date of validity of registration**	6/10/2025
4.	**Name of the project**	ZARA ROMA
5.	**Name of the promotor**	MEGA INFRATECH PRIVATE LIMITED
6.	**Nature of the project**	AGH
7.	**Location of the project**	Sector 95 B, Gurugram
8.	**Area registered**	9.0625 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-7056-2022

10. Status of documents to be submitted within timeframe are as under:

S. no.	Conditions	Compliance end date	Date of approval obtained on	Status	No. of days lapsed
1.	Approved service estimates and plans within three months from the date of grant of registration certificate.	25-09-2022	04-11-2022	Not on time	40 days
2.	Approved fire scheme approval within three months from the date of grant of registration certificate.	25-09-2022	07-11-2022	Not on time	43 days

11. Details of bank guarantees

Bank Name	BG No and Date	Amount	Valid upto
Induslnd Bank	OGT0148220066632 dated 30-05-2022	25 lacs	23/05/2023
Induslnd Bank	OGT0148220066624 dated 30-05-2022	25 lacs	23/05/2023

12.

File Status	Date
Show Cause notice sent on	02-11-2022
1st hearing on	02-12-2022

13. Project Summary

An application for registration of real estate project was submitted in the authority and the authority considered the application and granted registration certificate under section 5(1)(a) of the Act 2016 with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter has failed to comply with the conditions within the stipulated time, therefore, a show cause notice dated 02-11-2022 was issued to the promoter for forfeiture of bank guarantee and

	revocation of registration certificate with the directions to submit the reply within 15 days failing which their real estate project may be revoked under 7(1) of the Real Estate (Regulation and Development) Act, 2016 and penal proceedings may be initiated under section 63 for non-compliance of the directions issued by the Authority. Also, an opportunity of hearing was offered to the promoter on 02-12-2022.
	2/12/22 **(Jyoti Yadav)** **Planning Executive**

Day and Date of hearing	Friday and 02-12-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02-12-2022

Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project.

Sh. Vipul Sachdeva (Director), Sh. Kamlesh Virmani (PD) and Sh. Rajeev Srivastava (GM) are present on behalf of the promoter.

The promoter has requested time for submitting delay condonation application.

The matter to come up on 16.12.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram